



Infrastructure Charges Notice (Amended)

PLANNING ACT 2016, SECTION 121

Application number:	D/99-2019	Contact:	Kathy McDonald
Date of Decision:	24 October 2023	Contact Number:	07 4936 8099

1. APPLICANT DETAILS

Name:	Gabriele & Marisa Demedio		
Postal address:	C/- Adam + Sparks Town Planning + Development PO BOX 1000 BUDDINA QLD 4575		
Phone no:	Mobile no:	Email: admin@astpd.com.au	

2. PROPERTY DESCRIPTION

Street address:	1014-1016 Yaamba Road, Parkhurst
Property description:	Lot 3 on SP316476, Parish of Murchison

3. OWNER DETAILS

Name:	G Demedio and M Demedio
Postal address:	True Blue Motor Inn 1012 Yaamba Road PARKHURST QLD 4702

4. DEVELOPMENT APPROVAL

Development Permit for a Material Change of Use for Short Term Accommodation and Relocatable Home Park

5. CHANGES TO INFRASTRUCTURE CHARGES NOTICES

Changed	24 October 2023
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6. INFRASTRUCTURE CHARGE

For a change application (minor), Council must recalculate the levied charges in accordance with the version of the Charges Resolution in effect when the Infrastructure Charges Notice (ICN) was issued.

Adopted Infrastructure Charges Resolution (No. 5) 2015 for accommodation (short and long term) applies to the application. The Infrastructure Charges are as follows:

Column 1 Use Schedule	Column 1A Use (QPP)	Column 3 Adopted Infrastructure Charge for residential development (\$/dwelling unit)			Column 4 Unit	Calculated Charge
		1 b'room	2 b'rooms	3 or more b'rooms		
Accommodation (Short Term)	Short-term accommod ation	7,500 (<6 beds per room);	8,500	12,000	Per b'room or suite	\$300,000.00

		8,500 (6+ beds per room)				
	Relocatable home park	13,000	15,000	19,000	Per relocatable dwelling site	\$817,000.00
Total						\$1,117,000.00
Less Credit						Nil
TOTAL CHARGE						\$1,117,000.00

This is based on the following calculations:

Short Term Accommodation

- (a) A charge of \$12,000.00 per unit (ten (10) units), containing three (3) bedrooms each; and
- (b) A charge of \$7,500.00 per unit (twenty-four (24) units), containing one (1) bedroom each.

Total charge for Short Term Accommodation - \$300,000.00.

Relocatable Home Park

- (c) A charge of \$19,000.00 per dwelling site (43 dwelling sites), containing three (3) bedrooms each.

Total charge for Relocatable Home Park - \$817,000.00

- (d) No Infrastructure Credit applies to the development.

The infrastructure Charges are payable in stages:

- \$120,000.00 payable for Short Term Accommodation (20 units) - Stage 4;
- \$180,000.00 payable for Short Term Accommodation (24 units) - Stage 5;
- \$114,000.00 payable for Relocatable Home Park (6 sites and Community Building) - Stage 6; and
- \$703,000.00 payable for Relocatable Home Park (37 sites) - Stage 7.

Therefore, a total charge of \$1,117,000.00 is payable for the development.

This charge is subject to automatic increases from when the charges are levied until when they are paid in accordance with section 114 of the *Planning Act 2016* and Council's *Infrastructure Charges Resolution No. 1 of 2022*.

7. WHEN CHARGE IS PAYABLE

The infrastructure charges of \$1,117,000.00 must be paid when the change of use happens.

8. LAPSING OF INFRASTRUCTURE CHARGES NOTICE

This Infrastructure Charges Notice lapses if the development approval to which it pertains ceases to have effect in accordance with section 85 of the *Planning Act 2016*.

9. ORIGINAL ASSESSMENT MANAGER

Name: **Tarnya Fitzgibbon**
COORDINATOR
DEVELOPMENT ASSESSMENT

Date: 3 April 2020

10. ASSESSMENT MANAGER

Name: **Brendan Standen**
PRINCIPAL PLANNING
OFFICER

Signature:



Date: 31 October 2023

PAYMENT METHODS

An invoice for the Infrastructure Charge amount, including automatic increase, can be requested by contacting Council on telephone 07 4932 9000 or via email enquiries@rrc.qld.gov.au.

Payment methods will be detailed in an invoice and include paying in person, by credit card or BPAY.